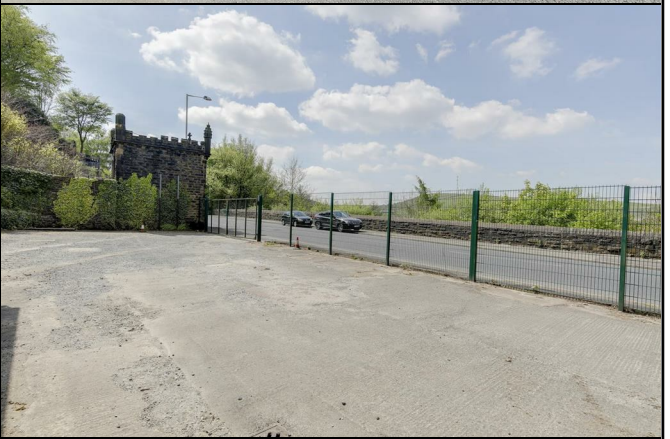
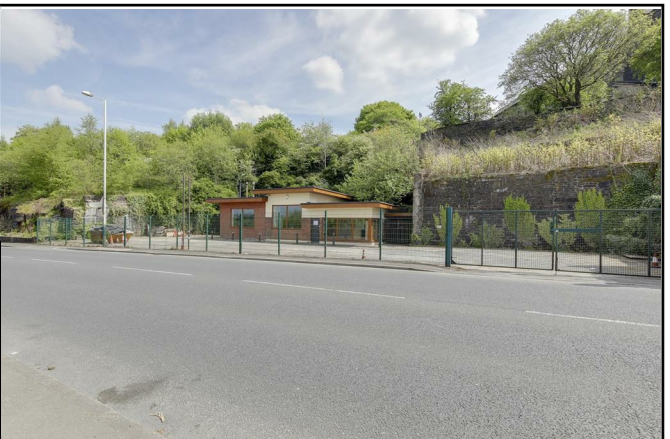




# Farrow & Farrow

ESTATE & LETTING AGENTS



- Blackburn Road, Haslingden, Rossendale
- Detached Commercial Unit To Let
- Approximately 1,250sqft
- Ample, Fenced & Gated Parking Provision
- Great Condition, Inc Double Glazing
- Suitable For A Variety Of Uses
- VIEWING BY APPOINTMENT ONLY
- Call Us To View

119, Blackburn Road, Rossendale, BB4 5HL

**£1,500 PCM**  
PCM



119, Blackburn Road, Rossendale, BB4 5HL

\*\*\* NEW \*\*\* - DETACHED SINGLE STOREY COMMERCIAL UNIT WITH AMPLE PARKING - Main Road Location, Easy Access To Motorway Links, 3 Main Display Areas, 1,250sqft, Suitable For A Variety Of Uses - Viewing By Appointment Only - CALL US TO VIEW



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Farrow & Farrow has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

Blackburn Road, Haslingden, Rossendale is a single level, detached commercial unit amounting to approximately 1,250sqft, surrounded by ample gated parking provision and in a main road position close to nearby motorway links. With double glazed windows and in excellent condition, the property could be suitable for a wide variety of uses, subject to any necessary consents and agreement with the owners.

Internally, the property comprises a reception area, office, 3x display / showroom areas and WC facilities. Outside, there is ample parking within the gated and fenced perimeter.

Positioned conveniently for both Haslingden town centre and access to A56 / M65 / M66 transport connections, the property also offers public transport stops within easy reach. Other shopping / commercial / retail / leisure provision is close by and access is good via the main Blackburn Road.

\* Detached Commercial Premises To Let \* Excellent Transport Connections \* Ample, Gated Parking \* Great Condition \* Suitable For A Variety Of Uses

Reception 7'10" x 16'8"

Office 4'10" x 7'1"

Main Show Room 34'7" x 17'1"

2nd Show Area 27'0" x 12'10"

3rd Show Area 10'6" x 9'2"

WC 7'2" x 5'4"

Agents Notes Rental

Disclaimer

